

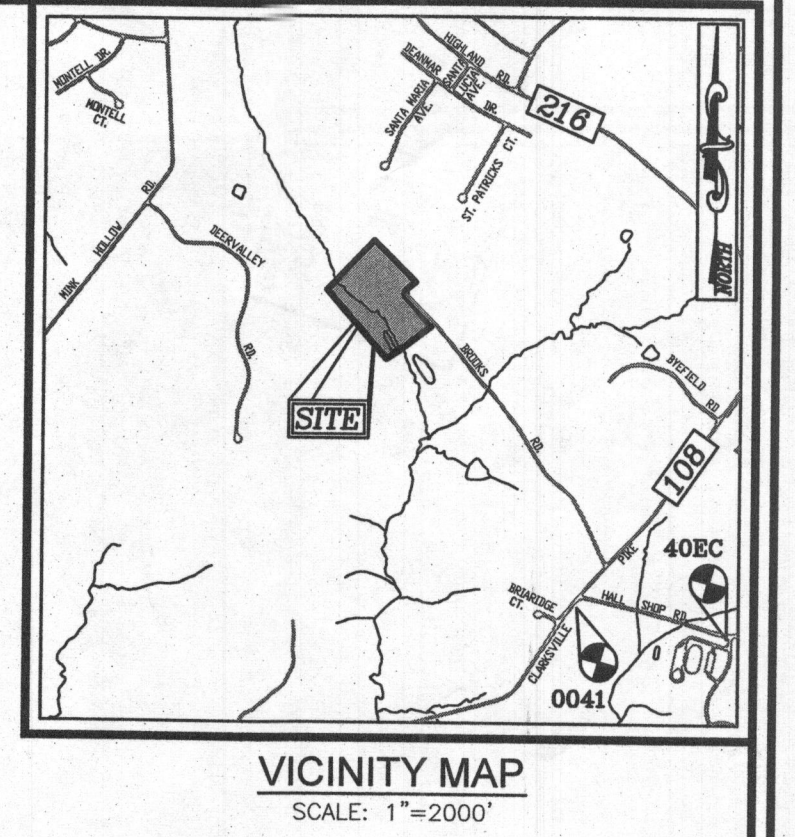
SOILS LEGEND				
SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
BeB	BENEVOLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.43	YES
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.43	YES
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	.28	NO
MdD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.28	YES
WpA	WILTSHIRE SILT LOAM, 0 TO 3 PERCENT SLOPES	C	.20	NO
WhB	WILTSHIRE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.20	NO

SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE
 HOWARD COUNTY SOILS MAP NUMBER 22 - CLARKSVILLE SW

NOTE:
 HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

LEGEND:	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EDGE OF PAVING
	EXISTING STREAM
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING TREELINE
	EXISTING TREES
	EXISTING WOOD FENCE
	EX. 60' USE-IN-COMMON RIGHT-OF-WAY TO BROOKS ROAD (L. 679 / F. 569)
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	SOILS
	PROPOSED PERC. TEST
	PASSED PERC. TEST
	FAILED PERC. TEST

BENCHMARKS
 HOWARD COUNTY BENCHMARK 0041 (CONC. MON.)
 N 547778.44 E 1322100.79 ELEV. 440.18
 ROUTE 108 SOUTH OF CORNER HALL SHOP RD.
 HOWARD COUNTY BENCHMARK 40EC (CONC. MON.)
 N 547488.51 E 1323669.56 ELEV. 466.14
 INTERSECTION OF HALL SHOP RD. AND ENTRANCE TO SCHOOLEY MILL PARK



THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

- GENERAL NOTES**
- THIS SUBJECT PROPERTY IS ZONED RR-DEO.
 - PROPERTY OUTLINE SHOWN HEREON IS BASED ON FIELD BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY, 2015.
 - DEED REFERENCES: LIBER 14402 FOLIO 74 LIBER 15055 FOLIO 413
 - THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY, 2015, AND HOWARD COUNTY GIS.
 - SOIL TYPES SHOWN HEREON ARE FROM THE USDA WEB SOIL SURVEY.
 - ALL WELLS AND SEPTIC SYSTEMS WITHIN 100' FROM THE PROPERTY BOUNDARIES HAVE BEEN SHOWN.
 - ANY CHANGE TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - ADJUSTMENT TO THE SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
 - THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
 - ALL BUILDING SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
 - THE PURPOSE OF THIS PERCOLATION CERTIFICATION PLAN IS TO CREATE AND DEFINE AN PRIVATE SEPTIC EASEMENT FOR THE PROPERTY / PROJECT IN ACCORDANCE WITH THE STATE AND COUNTY CODES.



PLAN SCALE
SCALE: 1"=50'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

COUNTY HEALTH OFFICER _____ DATE _____

PERCOLATION CERTIFICATION:
 I CERTIFY THAT THE LOCATIONS SHOWN HEREON ARE BASED ON FIELD LOCATIONS DONE UNDER MY DIRECT SUPERVISION, AND ARE CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THOMAS M. HOFFMAN, JR., PROFESSIONAL LAND SURVEYOR No. 267 _____ DATE _____

SCALE 1"=50'

NO.	REVISION	DATE

PERCOLATION TEST PLAN
FORTUNE PROPERTY
 6902 BROOKS ROAD
 HIGHLAND, MD 20777
 (L. 14402 / F. 74 & L. 15055 / F. 413)

5TH ELECTION DISTRICT TAX MAP: 40 GRID: 03 ZONED: RR-DEO PARCEL: 421 & 243 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410-461-7666 FAX: 410-461-8961

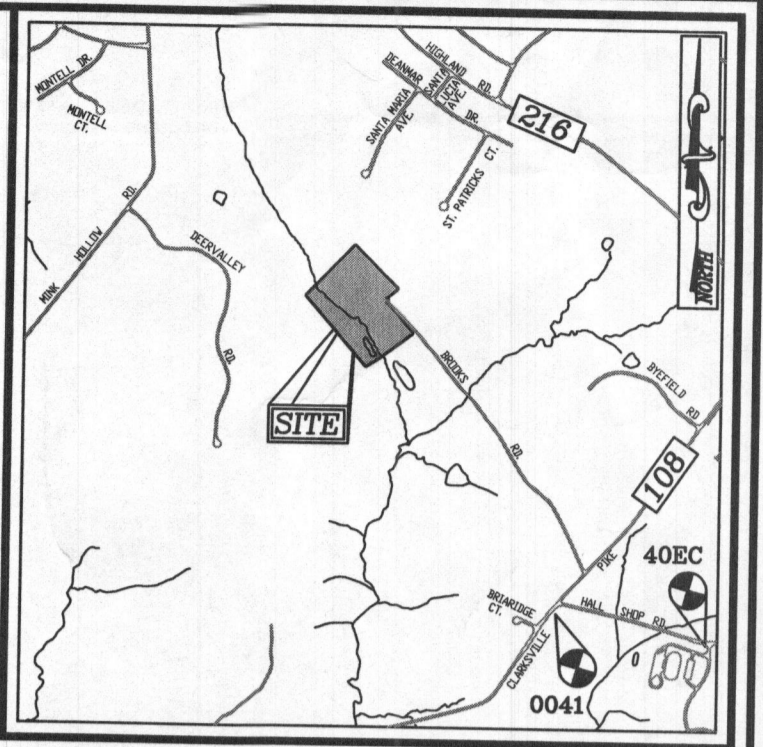
PROFESSIONAL CERTIFICATE	
DESIGN BY: _____ RHV	I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2016
DRAWN BY: _____ JMR	
CHECKED BY: _____ RHV	
DATE: _____ JUNE 2015	
SCALE: _____ 1"=50'	
W.O. NO.: _____ 14-60	

ROBERT H. VOGEL, PE No.16193

1 SHEET OF 1

SOILS LEGEND				
SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
BbB	BENVOLA SILT LOAM, 3 TO 8 PERCENT SLOPES	C	43	YES
GmB	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	43	YES
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	28	NO
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	28	YES
WnA	WILTSHIRE SILT LOAM, 0 TO 3 PERCENT SLOPES	C	20	NO
WnB	WILTSHIRE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	20	NO

NOTE:
HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT



VICINITY MAP
SCALE: 1"=2000'

LEGEND:	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING EDGE OF PAVING
	EXISTING STREAM
	EXISTING UTILITY POLE
	EXISTING WOOD FENCE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	SOILS
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING WELL
	PROP. REPLACEMENT WELL
	EX. 60' USE-IN-COMMON RIGHT-OF-WAY TO BROOKS ROAD (L. 679 / F. 569)
	PASSED PERC. TEST
	FAILED PERC. TEST
	APPROVED SEPTIC AREA
	PROPOSED SEPTIC AREA
	EXISTING STEEP SLOPES (25% SLOPES OR GREATER)
	EXISTING MODERATE SLOPES (15% TO 24.99% SLOPES)

OWNER
CHRISTOPHER T. FORTUNE
ASHLEY A. ADAMS
4524 ALPINE ROSE BEND
ELLICOTT CITY, MD 21042
(410) 733-4454

BUILDER
SMITHOUSE CONSTRUCTION, LLC
232 COCKEYSVILLE RD., SUITE B200
COCKEYSVILLE, MD 21030
(410) 329-1262

PLAN VIEW
SCALE: 1"=50'

- GENERAL NOTES**
1. THIS SUBJECT PROPERTY IS ZONED RR-DEO.
 2. PROPERTY OUTLINE SHOWN HEREON IS BASED ON FIELD BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY, 2015.
 3. DEED REFERENCES: LIBER 14402 FOLIO 74; LIBER 15055 FOLIO 413.
 4. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY, 2015, AND HOWARD COUNTY GIS.
 5. SOIL TYPES SHOWN HEREON ARE FROM THE USDA WEB SOIL SURVEY.
 6. ALL WELLS AND SEPTIC SYSTEMS WITHIN 100' FROM THE PROPERTY BOUNDARIES HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
 7. ANY CHANGE TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 8. ADJUSTMENT TO THE SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
 9. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 10. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
 11. ALL BUILDING SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
 12. CHANGES WILL NEED TO BE MADE TO THE DEED TO MODIFY THE EXISTING PROPERTY LINE IN ORDER TO ACCOMMODATE THE PROPOSED SEPTIC EASEMENT. THESE CHANGES MUST BE MADE PRIOR TO HEALTH DEPARTMENT APPROVAL OF THE BUILDING PERMIT.
 13. THE LARGER PARCEL IS NON-BUILDABLE UNTIL A 10,000 SF SDA IS ESTABLISHED ON IT. IF THE LOT CHANGE IS TO BE VIA A PLAT, THEN THE PLAT MUST STATE THE LARGER PARCEL IS NON-BUILDABLE UNTIL THE HEALTH DEPARTMENT HAS APPROVED A 10,000 SF SDA.

NOTE:
THE PURPOSE OF THIS REVISED PERCOLATION CERTIFICATION PLAN IS TO REVISE THE SEPTIC EASEMENT ON PARCEL 243 IN ORDER TO CREATE MORE AREA FOR THE REQUIRED SEPTIC TRENCHES.

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

PERCOLATION CERTIFICATION:
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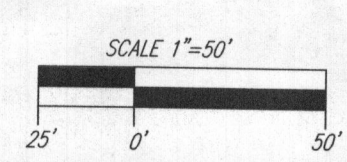
Thomas M. Hofman, Jr.
THOMAS M. HOFMAN, JR.
LAND SURVEYOR No. 267

9.22.16
DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM.

Christopher T. Fortune
CHRISTOPHER T. FORTUNE
COUNTY HEALTH OFFICER

9/30/16
DATE



NO.	REVISION	DATE

REVISED PERCOLATION CERTIFICATION PLAN

FORTUNE PROPERTY
6902 BROOKS ROAD
HIGHLAND, MD 20777
(L. 16429 / F. 166)

5TH ELECTION DISTRICT
TAX MAP: 40 GRID: 03

ZONED: RR-DEO
PARCEL: 421 & 243
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

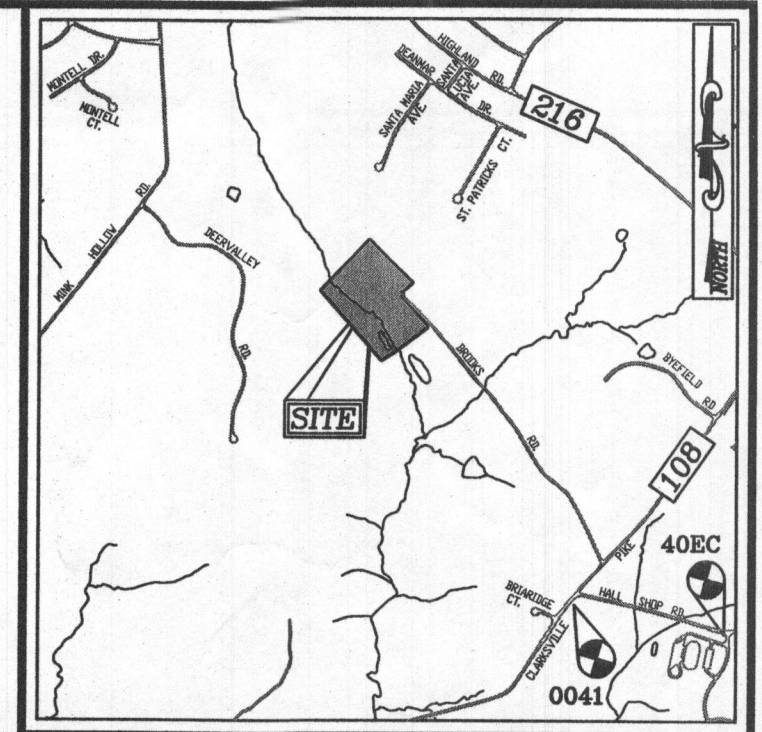
DESIGN BY: RHV
DRAWN BY: JMR
CHECKED BY: RHV
DATE: SEPTEMBER 2016
SCALE: AS SHOWN
W.O. NO.: 14-60

1 SHEET OF 1

SOILS LEGEND				
SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
BmB	BENEVOLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.43	YES
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.43	YES
MgC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	.28	NO
MdD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.28	YES
W1A	WILTSHIRE SILT LOAM, 0 TO 3 PERCENT SLOPES	C	.20	NO
W1B	WILTSHIRE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.20	NO

SOILS INFORMATION FROM USDA WEB SOIL SURVEY WEBSITE
 -HOWARD COUNTY SOILS MAP NUMBER 22 - CLARKSVILLE SW

NOTE:
 HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT
 OF THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH
 A SLOPE GREATER THAN 5 PERCENT



LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
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	PROPOSED TREELINE
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	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
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	PROPOSED 10' CONTOUR
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	PROP. REPLACEMENT WELL
	EX. 60' USE-IN-COMMON RIGHT-OF-WAY TO BROOKS ROAD (L. 678 / F. 569)
	PASSED PERC. TEST
	FAILED PERC. TEST
	APPROVED SEPTIC AREA
	PROPOSED SEPTIC AREA
	EXISTING STEEP SLOPES (25% SLOPES OR GREATER)
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 232 COCKEYSVILLE RD., SUITE B200
 COCKEYSVILLE, MD 21030
 (410) 329-1262

NO.	REVISION	DATE

REVISED PERCOLATION CERTIFICATION PLAN

FORTUNE PROPERTY
 6902 BROOKS ROAD
 HIGHLAND, MD 20777
 (L. 16429 / F. 166)

5TH ELECTION DISTRICT
 TAX MAP: 40 GRID: 03
 ZONED: RR-DEO
 PARCEL: 421 & 243
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

DESIGN BY: RHV
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: SEPTEMBER 2016
 SCALE: AS SHOWN
 W.O. NO.: 14-60

PLAN VIEW
 SCALE: 1"=50'

GENERAL NOTES

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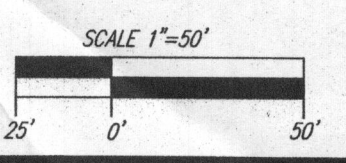
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APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM.

THOMAS M. HOFFMAN, JR.
 LAND SURVEYOR No. 267
 DATE: 9.22.16

FOR MICHAEL J. CLARK
 COUNTY HEALTH OFFICER
 DATE: 9/30/16



K:\Projects\14-000000\CONCEPTS\CERT PERCOLATION PLAN.dwg, 9/22/2016, 9:15 AM